

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**October 25, 2005**  
**7:30 P.M. \***

**\* OR Immediately following the Joint Meeting of the  
Architectural Review Commission and Planning Commission**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: ROBERT ABBOTT      MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**APPROVAL OF MINUTES**

September 27, 2005

[Minutes](#)

## **PUBLIC HEARING**

1. ZONING ORDINANCE AMENDMENT - AFFORDABLE HOUSING DENSITY BONUS

The Commission will hear a request to amend Section 35-5.6 K of the Zoning Ordinance regulating density bonus including clarifying the incentives that a developer can request.

[Staff Report](#)

## **DISCUSSION ITEMS**

1. UPDATE ON THE PROGRESS OF THE RECODIFICATION OF THE MUNICIPAL CODE

Staff will provide the Commission with a brief update on the progress of the recodification of the Municipal Code. The Commissioners may ask questions regarding this item.

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON NOVEMBER 8, 2005

The next regular meeting of the Planning Commission will be on Tuesday, November 8, 2005. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

## **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a meeting of the Planning Commission on November 8, 2005, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.